

360 Customer Property View

1401 SE Broadway Avenue, Albert Lea, MN 56007-4593

Commercial Mixed Use

Seller Contribution:

List #: **7003586**
Status: **Active**

List Price: **\$350,000**
Orig List Pr: \$350,000
Close Price:



Property ID: **340491550**

Const Status: **Previously Owned**
Total Units: **1.00**
Found Size: **2,300**
Found Dims:
Year Built: **1947**
Acres/Sqft: **0.870/37,897**
Lot Dim: **229x110x53x68x140x64x474**
Current Use: **Automobile Service**
Yearly/Seasonal: **Yearly**
County: **Freeborn**
List Date: **12/31/2025**
Rcvd by MLS: **12/31/2025**

For Sale/Lease: **For Sale**

Tax Amount: **\$2,446**
Tax Year: **2025**
Assess Bal: **\$0**
Tax w/ Assess: **\$2,446**
Assess Pend: **No**
Homestead: **No**
Stories: **1**
Bldg Fin SF: **5,549**
Building SqFt: **5,549**

Postal City: **Albert Lea**
[DOM:](#) **1**
[CDOM:/PDOM:](#) **1/1**

Directions: **Corner of SE Broadway and 8th St.**

General Information

Legal Desc: **EDINA MANOR BLOCK-006 REV DESC NO. 3002 PT LOT 1 THROUGH 6 BLK 6 EDINA MANOR CITY OF ALBERT LEA**
School District: **Albert Lea (507-379-4800)**
Location:
Fract Ownr: **No**
Lot Desc: **Corner Lot, Irregular Lot**
Topography: **Level**
Road Frontage: **City**
Rd Responsible: **Public Maintained Road**
Zoning: **Business/Commercial**
Accessibility: **No Stairs Internal**
Section/Township/Range:
Land Lease?: **No**
Power Company: **Freeborn - Mower Cooperative Services**

Structure Information

Heat: **Forced Air, Other**
Fuel: **Natural Gas**
Air Cond: **Zoned**
Garage: **10**
Oth Prkg: **20**
Exterior: **Brick/Stone**
Roof: **Flat**
Water: **City Water/Connected**
Sewer: **City Sewer/Connected**

Features

Parking: **Parking Lot, Attached Garage, Floor Drain, Garage Door Opener, Gravel Lot, Heated Garage, Multiple Garages, Paved Lot, RV Access/Parking**
Floors: **Concrete Slab**
Window Feat: **Display Window(s)**
Overhead Door: **0-9 Feet, 10-14 Feet**
Garage Dim: **Garage SF: 3,940** **Garage Door Ht:** **Gar Door Width:**
Utilities: **Electric Common, Heating Common**
Sale Includes: **Building**
Basement: **None**
Building Feat: **Auto Bay, Display Window, Overhead Doors**

Unit Information

Efficiencies: **# 1 BR Units:** **# 2 BR Units:** **# 3 BR Units:**

Remarks

Public: **A rare opportunity to own a turnkey commercial building with strong infrastructure and customer-facing appeal. This prime commercial property features over 5,000 square feet of space and is currently operating as an automobile service station. The building includes 10 garage stalls (7 garage doors), one of which offers 11-foot clearance, along with a professionally vented auto paint booth and dedicated mixing room. The garage areas are equipped with ceiling-mounted heat and a floor drain for added functionality, and there is above-attic storage providing extra space. The property also offers two bathrooms, including one with a shower. At the front of the building, a showroom with large glass windows creates excellent visibility and an inviting public showcase area, making this a versatile and well-equipped space for automotive or commercial use. The irregular sized lot goes from 8th St down to St John Ave with a nice long private driveway and tons of parking.**

Expenses & Income

Expenses

Owner Expense: **All Utilities**

Annual Expenses

Electric:	\$0	Fuel:	\$0	Insurance:	\$0	Maintenance:	\$0
Repair:	\$0	Trash:	\$0	Water/Sewer:	\$0	Manager:	\$0
Gross Expense:	\$0			Operating Expense:	\$0		
Annual Income							
Annual Gross Inc:	\$0						
Annual Net Inc:	\$0						

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